



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: June 9, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1114379 & 1114415 - Accessory Structure, Fence, and Hardscape

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the May 14, 2025 HPC meeting.

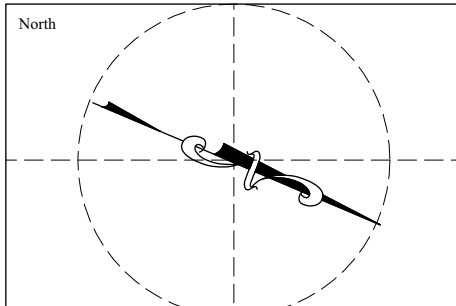
The HPC staff has reviewed and stamped the attached submission materials.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Laura Hur
Address: 10304 Kensington Parkway, Kensington

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete, the applicant will contact Dan Bruechert at 301-563-3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

Project Title
HUR-LONGO RESIDENCE
10304 KENSINGTON PARKWAY
KENSINGTON, MD 20895



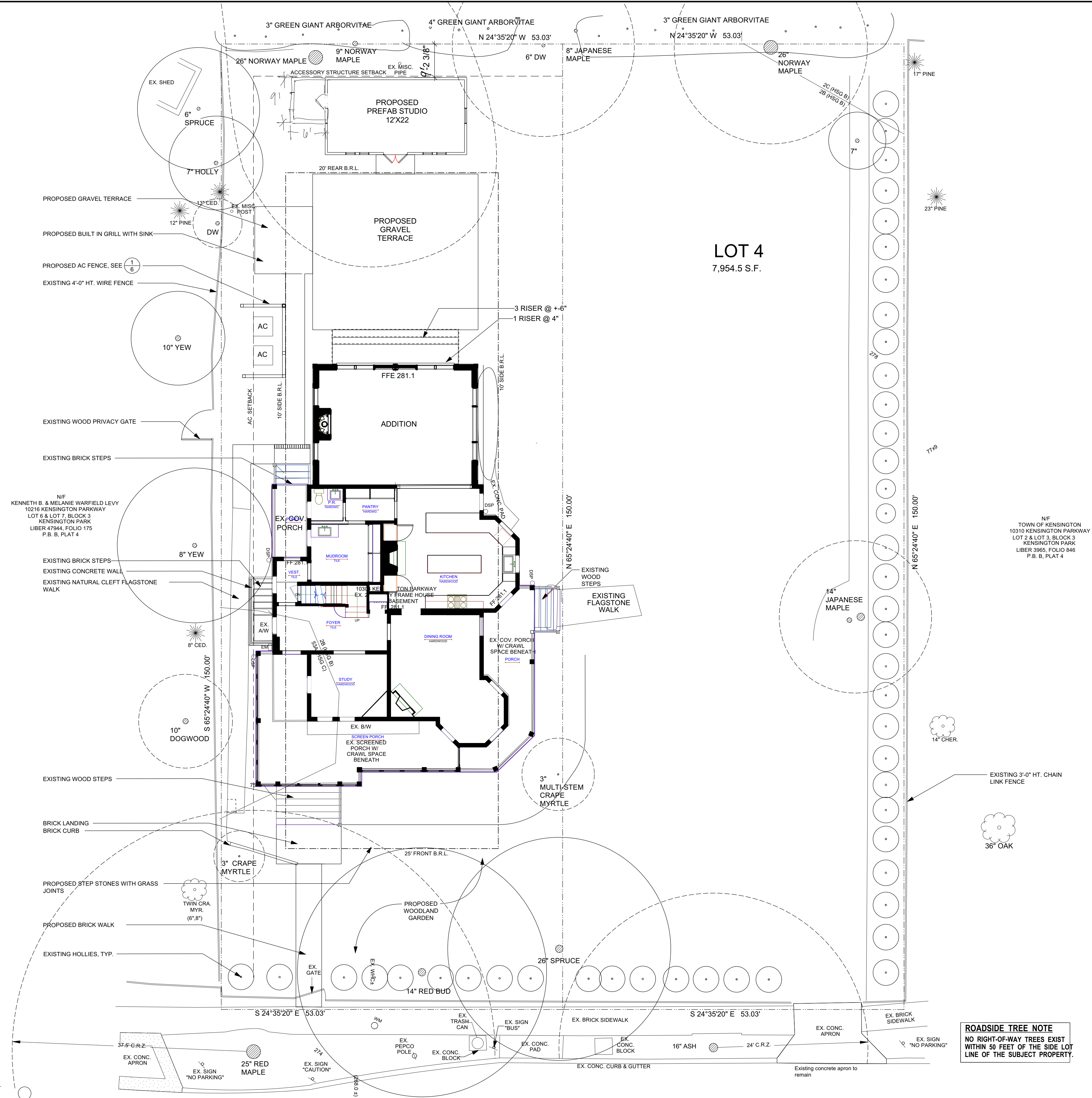
No.	Date	Revision Notes

Topographic Survey by
CAS, 10/20/23

General Notes	
1. For location of utilities, call "Miss Utility" at 1-800-257-7777, or log on to www.missutility.net/tic 48 hours in advance of any work in this vicinity. the excavator must notify all public utility companies with under ground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. the excavator is responsible for compliance with the requirements of the local jurisdiction.	
2. All subsurface pipes to be rigid PVC pipe.	

Site Plan	
Date	11/21/2023
Scale	1/8"=1'-0"
Sheet No.	2

KEY	
	EXISTING TREES
	PROPERTY LINE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GAS LINE
	WATER LINE
	SEWER LINE
	OVERHEAD LINE
	SEWER MAN HOLE
	POWER POLE
	LIGHT POLE
	SIGN
	EX. WOOD FENCE
	EX. METAL FENCE
	PROP. WOOD FENCE
	TO BE TRANSPLANTED
	TO BE REMOVED
	LANDSCAPE CONTRACTOR
	GENERAL CONTRACTOR
	DOWNSPOUT
	AREA DRAIN
	HOSE BIB
	HARDSCAPE TO BE REMOVED



ROADSIDE TREE NOTE
NO RIGHT-OF-WAY TREES EXIST
WITHIN 50 FEET OF THE SIDE LOT
LINE OF THE SUBJECT PROPERTY.

ROADSIDE TREE NOTE
NO RIGHT-OF-WAY TREES EXIST
WITHIN 50 FEET OF THE SIDE LOT
LINE OF THE SUBJECT PROPERTY.

APPROVED
Montgomery County
Historic Preservation Commission
Karen Buehert

REVIEWED
By Dan Bruechert at 2:57 pm, Jun 09, 2025

TRIM OVERVIEW:

Corner trim, frieze board, and fascia are all white pine

Door jambs / trim is Spanish cedar

REVIEWED
By Dan Bruechert at 3:02 pm, Jun 09, 2025

FRONT VIEW



Frieze board **I**
5 in.

6 in.
I Fascia

H 3 in.

H 3 in.

COPYRIGHT HILLBROOK C

REVIEWED
By Dan Bruechert at 3:00 pm, Jun 09, 2025

APPROVED
Montgomery County
Historic Preservation Commission
Karen Bulitt

TRIM OVERVIEW:

Window trim is white pine
Windowsill is AZEK

Corner trim, frieze board and fascia are white pine

Skirting on sides is AZEK

RIGHT & LEFT VIEW



5 in.
Frieze board **I**

3 in.
I

6 in.
I Fascia



COPYRIGHT HILL

APPROVED
Montgomery County
Historic Preservation Commission
Karen Buelit

REVIEWED
By Dan Bruechert at 3:00 pm, Jun 09, 2025

DATE	ISSUE
04.23.25	FOR HPC REVIEW

APPROVED

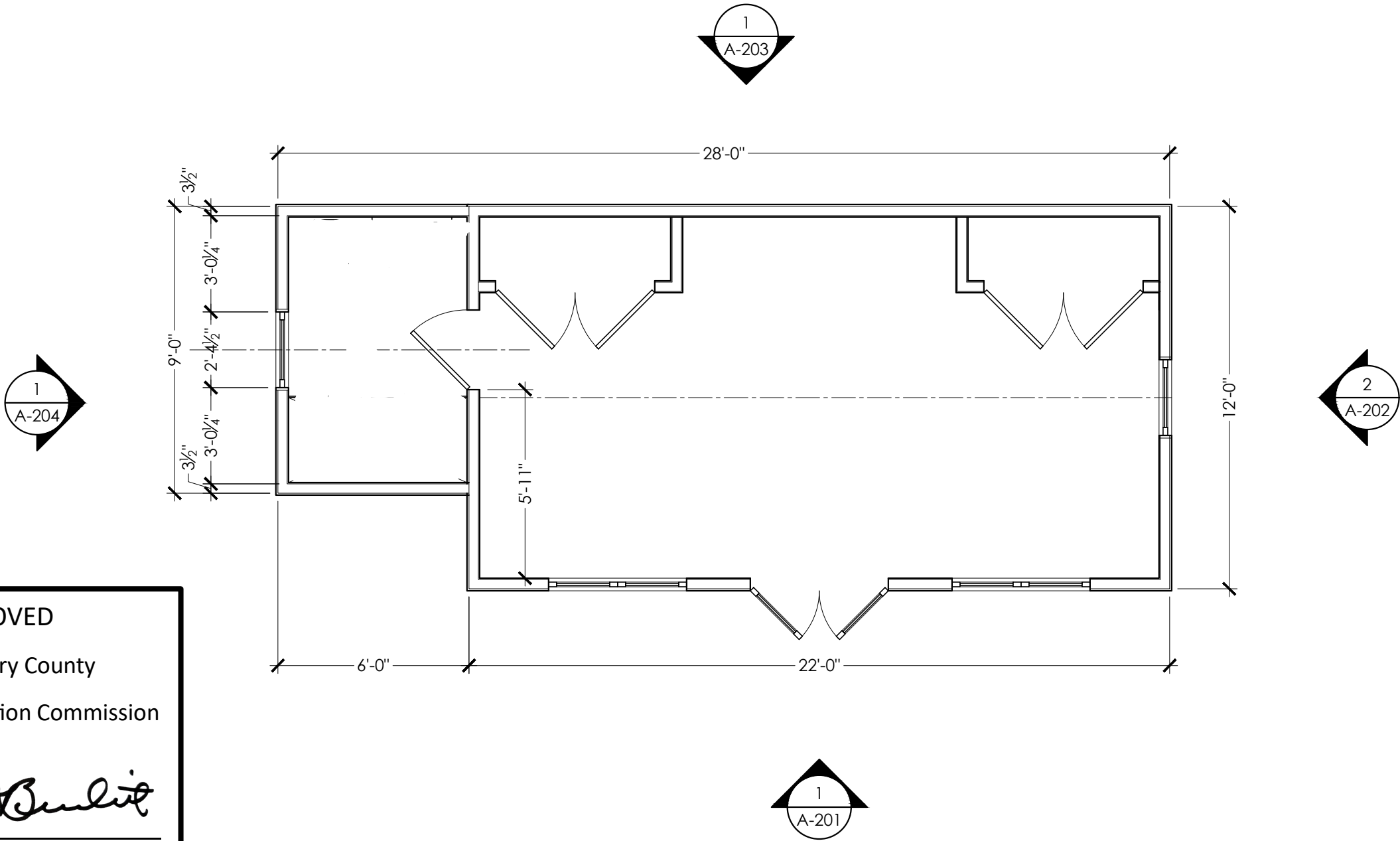
Montgomery County

Historic Preservation Commission



REVIEWED

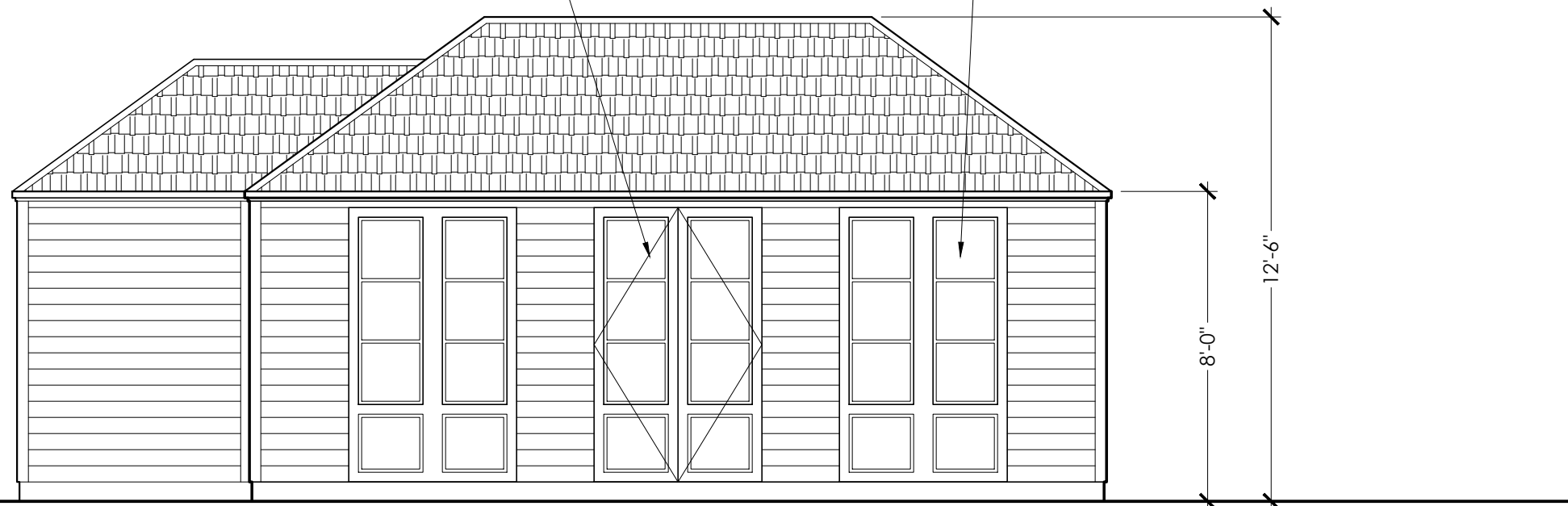
By Dan Bruechert at 2:57 pm, Jun 09, 2025



DATE	ISSUE
04.23.25	FOR HPC REVIEW

DOOR:
(2) 26" X 85" 6-LITE w/ PANELS DOORS
1 3/4" THICK AND MADE w/ SPANISH CEDAR +
TEMPERED GLASS

TYP. WINDOW (2):
52" X 85" 6-LITE w/ PANELS WINDOW ON EITHER SIDE
OF THE DOORS
1 3/4" THICK AND MADE w/ SPANISH CEDAR +
TEMPERED GLASS



APPROVED

Montgomery County

Historic Preservation Commission

Karen Buehler

REVIEWED

By Dan Bruechert at 2:57 pm, Jun 09, 2025



DESIGN:
CLA ARCHITECT LLC

claire@cla-architect.com
7923 SPOTSWOOD DRIVE, ALEXANDRIA, VA, 22308
(571) 243-5769

© 2025 CLA ARCHITECT LLC

PROJECT:
LORLA STUDIO
ACCESSORY BUILDING
10304 KENSINGTON PARKWAY
KENSINGTON, MD 20895

DRAWING:
ELEVATION
FRONT
SCALE: 1/4" = 1'-0"

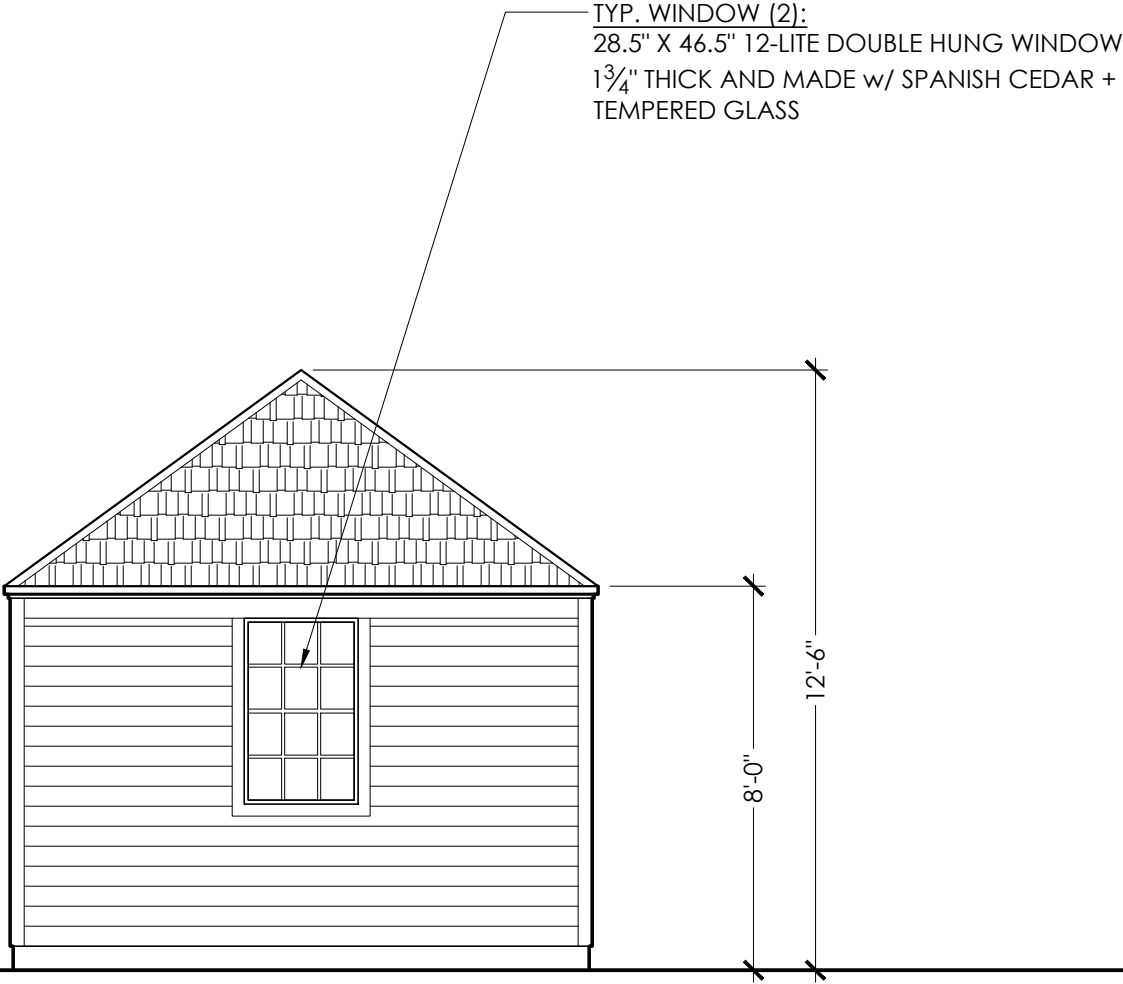
DATE	ISSUE
04.23.25	FOR HPC REVIEW

A-201
16

APPROVED
Montgomery County
Historic Preservation Commission

Karen Buechert

REVIEWED
By Dan Bruechert at 2:57 pm, Jun 09, 2025



DESIGN:
CLA ARCHITECT LLC
claire@cla-architect.com
7923 SPOTSWOOD DRIVE, ALEXANDRIA, VA, 22308
(571) 243-5769

© 2025 CLA ARCHITECT LLC

PROJECT:
LORLA STUDIO
ACCESSORY BUILDING
10304 KENSINGTON PARKWAY
KENSINGTON, MD 20895

DRAWING:
ELEVATION
RIGHT SIDE VIEW
SCALE: 1/4" = 1'-0"

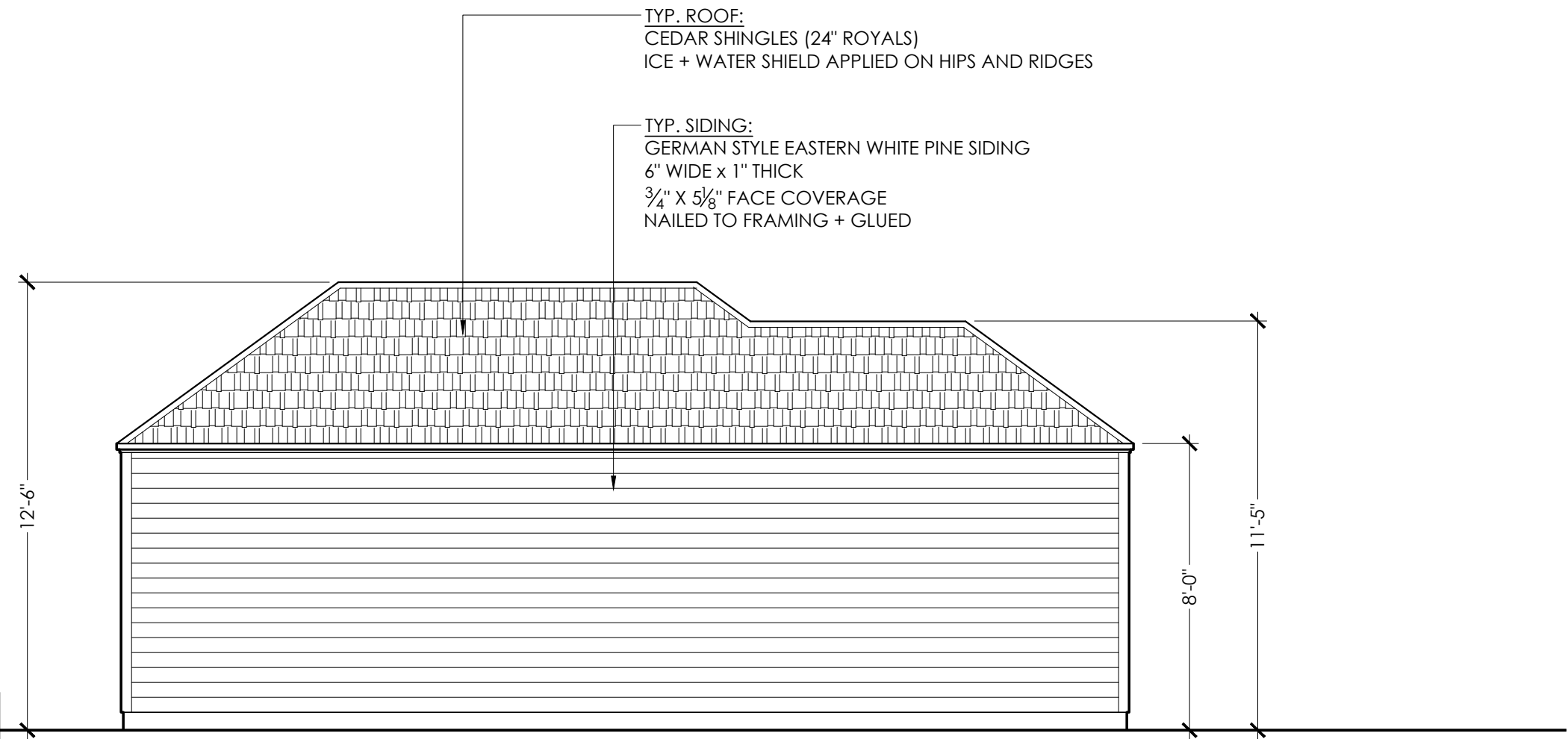
DATE	ISSUE
04.23.25	FOR HPC REVIEW

A-202
17

APPROVED
Montgomery County
Historic Preservation Commission

Karen Bulleit

REVIEWED
By Dan Bruechert at 2:57 pm, Jun 09, 2025

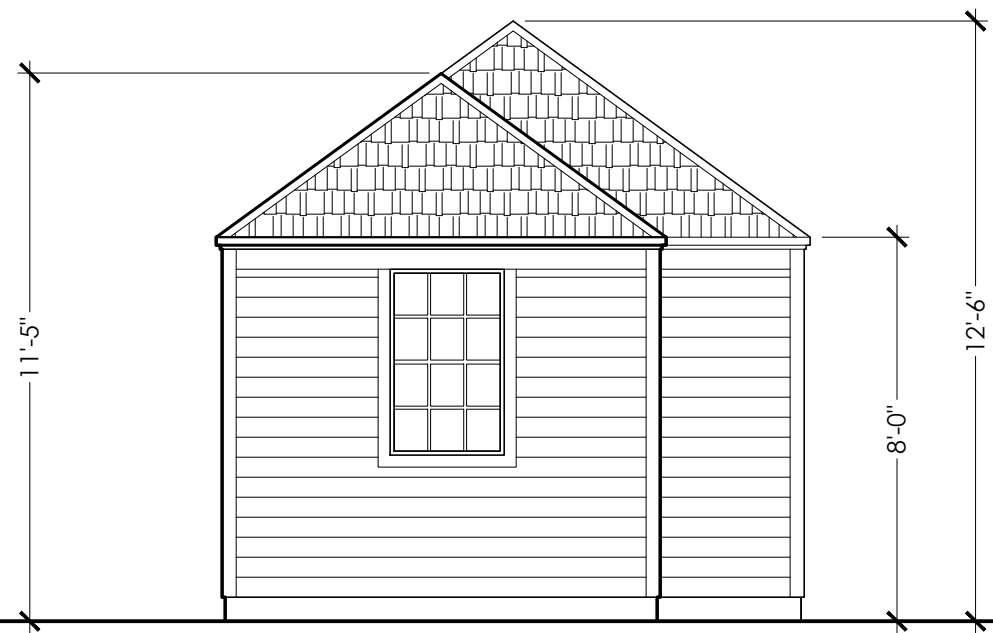


DATE	ISSUE
04.23.25	FOR HPC REVIEW

APPROVED
Montgomery County
Historic Preservation Commission

Karen Buechert

REVIEWED
By Dan Bruechert at 2:57 pm, Jun 09, 2025



DATE	ISSUE
04.23.25	FOR HPC REVIEW



FOR STAFF ONLY:

HAWP# 1114415

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:Name: Laura HurE-mail: laura@lorlastudio.comAddress: 10304 Kensington PkwyCity: Kensington Zip: 20895Daytime Phone: 910-200-7375Tax Account No.: 01025962**AGENT/CONTACT (if applicable):**

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____Is the Property Located within an Historic District? ☒ Yes/District Name Kensington Historic
☐ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 10304 Street: Kensington PkwyTown/City: Kensington Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

4/23/2025

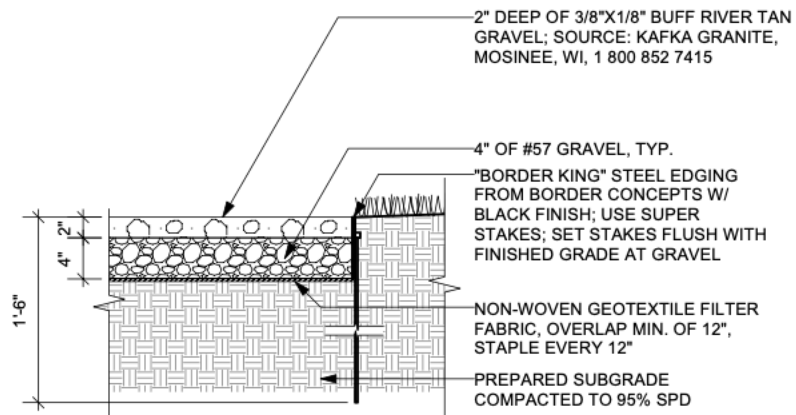
Signature of owner or authorized agent

Date

20



<div>LILA FENDRICK landscape architecture & garden design 6904 West Avenue Chevy Chase, Maryland 20815 (301) 907-7700</div>		
<div>Project Title</div> <div>HUR-LONGO RESIDENCE 10304 KENSINGTON PARKWAY KENSINGTON, MD 20895</div>		
<div>North</div>		
No.	Date	Revision Notes
1	2/9/2024	FOR PRICING
<div>Topographic Survey by</div> <div>CAS, 10/20/23</div>		
<div>General Notes</div> <div>1. For location of utilities, call "Miss Utility" at 1-800-257-7777, or log on to www.missutility.net/tic 48 hours in advance of any work in this vicinity; the excavator must notify all public utility companies with under ground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. the excavator is responsible for compliance with the requirements of the local jurisdiction. 2. All subsurface pipes to be rigid PVC pipe.</div>		
<div>Sheet Title</div> <div>Site and Detail Reference Plan - Phase 1</div>		
<div>Date</div> <div>2/9/2024</div>		
<div>Scale</div> <div>1/8"=1'-0"</div>		
<div>Sheet No.</div> <div>2</div>		



3



GRAVEL WITH STEEL EDGE

SECTION

1"=1'-0"

APPROVED

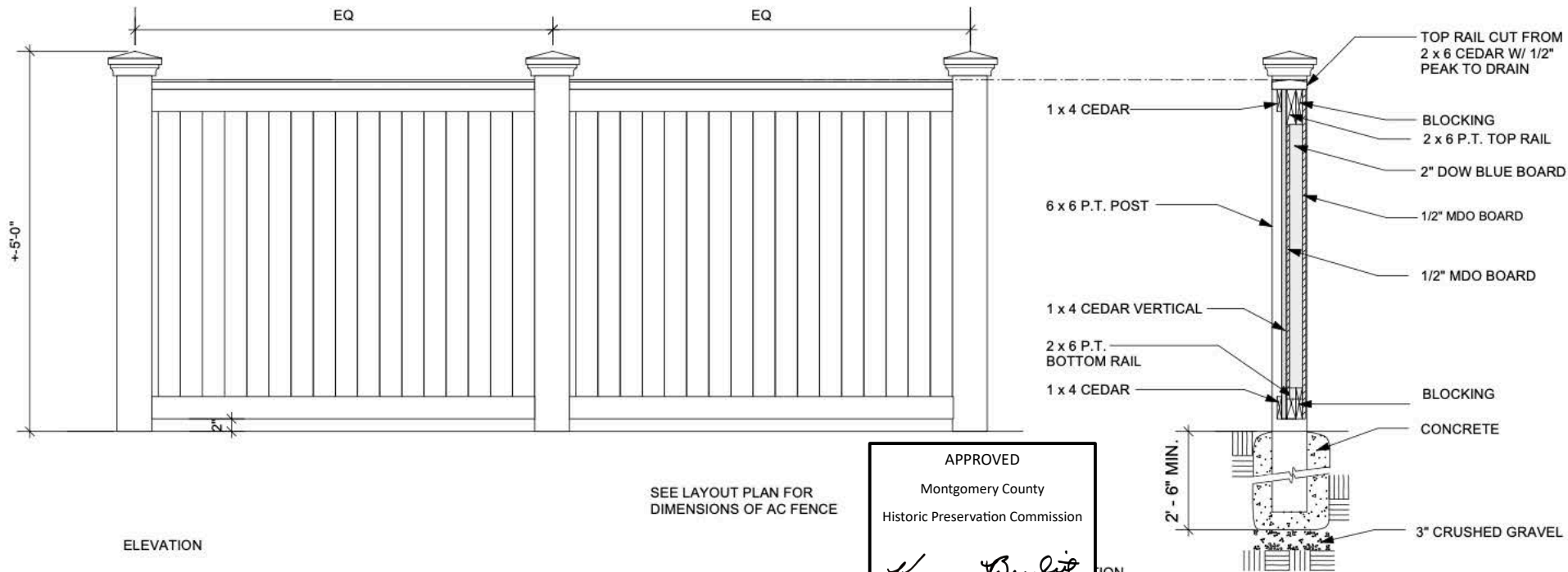
Montgomery County

Historic Preservation Commission

Karen Buechert

REVIEWED

By Dan Bruechert at 2:57 pm, Jun 09, 2025



ELEVATION

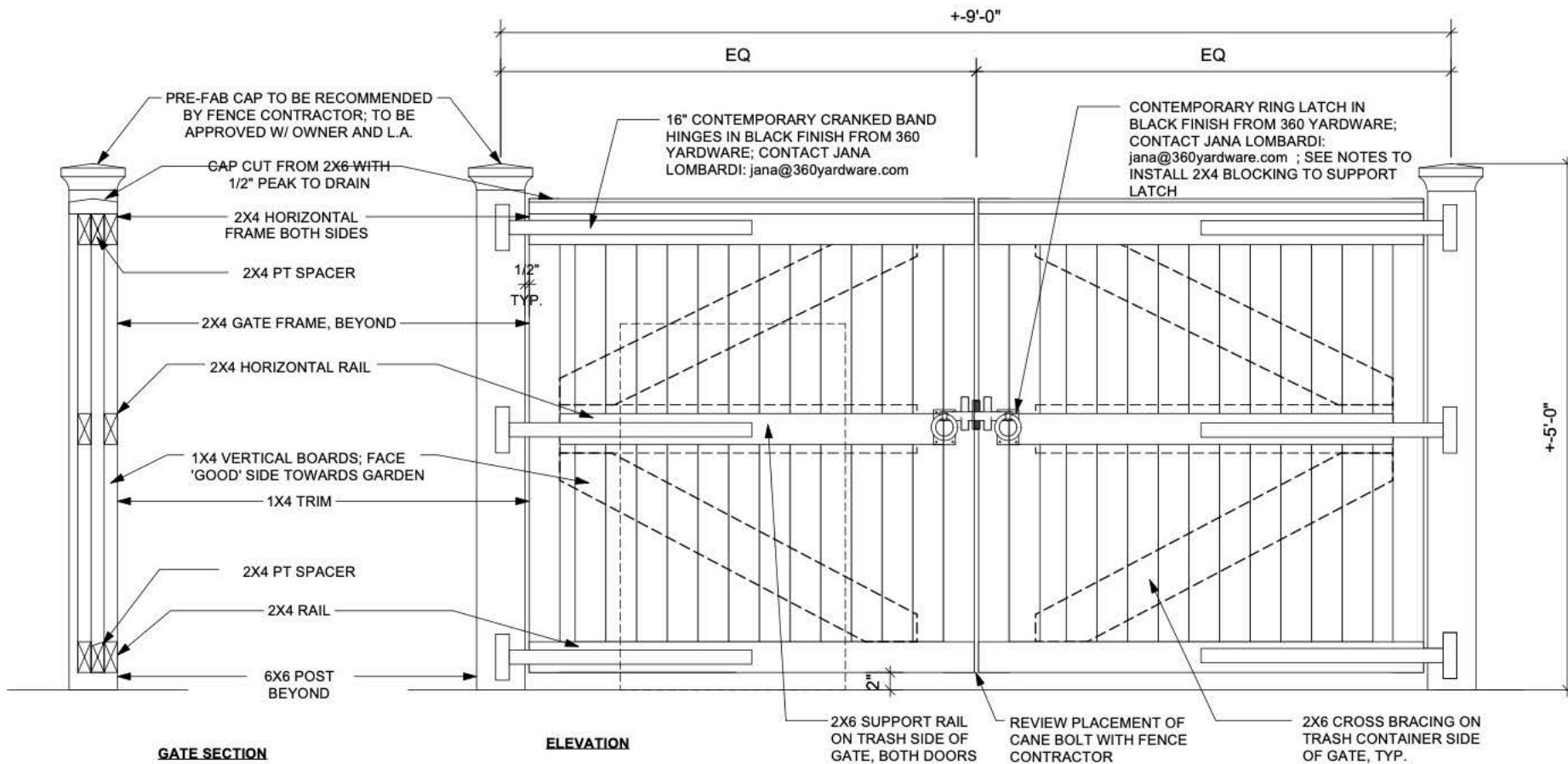
1
6

AIR CONDITIONER FENCING SECTION

3/4"=1'-0"

REVIEWED

By Dan Bruechert at 2:57 pm, Jun 09, 2025



5

6

TRASH ENCLOSURE GATES

ELEVATION

REVIEWED 1'-0"

By Dan Bruechert at 2:58 pm, Jun 09, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bulitt

Feather & Assoc.

Tolbert V. Feather, Ph.D.

*Advisors for: Landscape Development
Landscape Management, Plant Pest Management*

Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

January 4, 2024

Tree Protection – 10304 Kensington Parkway

I visited the site on Friday December 29, 2023.

I reviewed the plan and examined the 26" and 9" Norway maple tree that will be impacted by the installation of prefabricated studio.

Neither tree can be protected either using gravel or concrete as the base for the studio. I recommend removal of both trees and planting new canopy trees on the property.



Tolbert V. Feather

APPROVED

Montgomery County

Historic Preservation Commission



REVIEWED

By Dan Bruechert at 2:59 pm, Jun 09, 2025

